Claims: This listing of claims will replace all prior versions, and listings, of claims in the application

Listing of Claims:

1.   (Currently Amended) A method ~~and a system to appraise~~for appraising a real estate property ~~within all approaches used together by the means of nonlinear programming~~, the method comprising the steps of:

a) determining influence factors and a range of influence factor values for each of different types of appraisal approaches;

b) applying a nonlinear optimization to a predetermined objective function that uses each of the different types of appraisal approaches according to the influence factors and the range of influence factor values; and

c) determining an optimal range of appraisal values for the real estate property from the applied nonlinear optimization according to each of the different types of appraisal approaches,

wherein each of the different types of appraisal approaches are a sales comparison approach, an income capitalization approach and a cost approach.

2.   (Currently Amended) A method ~~and a system of~~according to claim 1, ~~wherein~~step (a) further including the step of automatically optimizing the ranges of ~~all relevant~~ influence factors values of each of ~~all~~the different types of appraisal approaches ~~used are optimized automatically~~.

3.   (Currently Amended) A method ~~and a system of~~according to claim 1, ~~wherein~~step (b) further including the step of automatically eliminating all discrepancies~~y~~ or outliers of ~~relevant~~ the influence factors ~~are eliminated automatically~~.

4.   (Currently Amended) A method ~~and a system of~~according to claim 1, ~~wherein~~step (c) further including the step of automatically obtaining ~~the value~~a respective optimal range of appraisal values for each ~~individual~~of the different types of appraisal approaches ~~used is obtained optimal and automatically~~.

5.   (Currently Amended) A method ~~and a system of~~according to claim 1, ~~wherein~~step (c) further including the step of automatically performing a ~~F~~feasibility ~~S~~study to determine

whether the optimal range of appraisal values meets predetermined economic return requirements for the real estate property~~is obtained optimally and automatically~~.

6.   (Currently Amended) A method ~~and a system of~~according to claim 1, ~~wherein~~step (c) further including the step of automatically performing a ~~S~~sensitivity ~~A~~analysis using~~of~~ the influence~~d~~ factors for each of the different types of appraisal ~~all~~ approaches ~~used~~together to determine a sensitivity of the optimal range of appraisal values to changes in each of the influence factors~~is obtained optimally and automatically~~.

7.   (Currently Amended) A method ~~and a system of~~according to claim 1, wherein the method automatically reconciles the optimal ranges of appraisal values for each of the different types of ~~all~~appraisal approaches~~used are reconciled optimally and automatically~~.

8.   (Currently Amended) A method ~~and a system of~~according to claim 1, ~~wherein~~ the method further including the step of repeating step (b) to search for ~~several~~ combinations of the ~~optimal~~ influence~~d~~ factors that~~bring~~ automatically produce a~~the~~ same optimal value as for the influence factors individually~~("multi-solutions")~~.

9.   (Currently Amended) A method ~~and a system of~~according to claim 1, ~~wherein~~step (c) further including the step of automatically performing ~~the~~a highest and best use analysis to determine a financial feasibility criteria~~is obtained separately~~ for each separate use~~, optimally and automatically~~.

10.   (Currently Amended) A method ~~and a system of~~according to claim 1, wherein the predetermined objective function uses project periods that are considered in a~~one of the different types of~~specific appraisal approach~~es are optimized automatically~~.

11.   (Currently Amended) A method ~~and a system of~~according to claim 1,~~wherein~~ step (c) further including the step of optimally calculating different capitalization rates that are considered in a~~one of the different types of~~specific appraisal approach~~es are optimized automatically~~.

12.   (New) A system for appraising a real estate property, the system comprising:

an input for providing influence factors and a range of influence factor values for each of different types of appraisal approaches;

a calculator for 1) applying a nonlinear optimization to a predetermined objective function that uses each of the different types of appraisal approaches according to the influence factors and the range of influence factor values and 2) determining an optimal range of appraisal values for the real estate property from the applied nonlinear optimization according to each of the different types of appraisal approaches; and

an output for presenting the optimal range of appraisal values for the real estate property,

wherein each of the different types of appraisal approaches are a sales comparison approach, an income capitalization approach and a cost approach.